

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.



TIFFANY & BOSCO
P.A.

Dated: January 26, 2010

2525 EAST CAMELBACK ROAD
SUITE 300
PHOENIX, ARIZONA 85016
TELEPHONE: (602) 255-6000
FACSIMILE: (602) 255-0192


SARAH S. CURLEY
U.S. Bankruptcy Judge

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

09-32130/0153772959

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA

IN RE:

Steve Ly and Laura P. Avalos
Debtors.

U.S. Bank National Association, as Trustee for
Asset-Backed Pass-Through Certificates Series
2006-WFHE3

Movant,

vs.

Steve Ly and Laura P. Avalos, Debtors, Dale D.
Ulrich, Trustee.

Respondents.

No. 2:09-BK-32143-SSC

Chapter 7

ORDER

(Related to Docket #20)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated July 19, 2006 and recorded in the office of the
3 Maricopa County Recorder wherein U.S. Bank National Association, as Trustee for Asset-Backed Pass-
4 Through Certificates Series 2006-WFHE3 is the current beneficiary and Steve Ly and Laura P. Avalos
5 have an interest in, further described as:

6 Lot 10, BLOCK 2, AZTEC PARK, according to the Plat of record in the office of the County
Recorder of Maricopa County, Arizona, in Book 20 of Maps, Page 36.

7 EXCEPT the north 8 feet as conveyed to the City of Phoenix in Docket 1997, Page 230.

8 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
11 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
12 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

13
14 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
15 to which the Debtor may convert.

16
17 DATED this ____ day of _____, 2010.

18
19 _____
JUDGE OF THE U.S. BANKRUPTCY COURT
20
21
22
23
24
25
26